

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT				1. CONTRACT ID CODE	PAGE 1	OF PAGES	
2. AMENDMENT/MODIFICATION NO. 0003		3. EFFECTIVE DATE 10/21/2010		4. REQUISITION/PURCHASE REQ. NO.		5. PROJECT NO. (If applicable)	
6. ISSUED BY Federal Aviation Administration Acquisition Management Branch, ANM-52 1601 Lind Avenue SW Renton, WA 98057				7. ADMINISTERED BY (If other than Item 6)			
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code)				<input checked="" type="checkbox"/>		9A. AMENDMENT OF SOLICITATION NO. DTFANM-11-R-00002	
				<input type="checkbox"/>		9B. DATED (SEE ITEM 11) 09/23/2010	
				<input type="checkbox"/>		10A. MODIFICATION OF CONTRACT/ORDER NO.	
*TO BE COMPLETED BY VENDOR IF NOT COMPLETE				<input type="checkbox"/>		10B. DATED (SEE ITEM 13)	
CODE		FACILITY CODE					
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS							
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offer is <input checked="" type="checkbox"/> extended <input type="checkbox"/> is not extended.							
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation on as amended, by one of the following methods:							
(a) By completing Item 8 and 15, and returning <u>2</u> copies of the amendment; (b) acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hours and date specified.							
12. ACCOUNTING AND APPROPRIATION DATA (If required)							
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.							
<input type="checkbox"/> A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT/ORDER NO. IN ITEM 10A.							
<input type="checkbox"/> B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation data, etc.) SET FORTH IN ITEM 14.							
<input type="checkbox"/> C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:							
<input type="checkbox"/> D. OTHER (Specify type of modification and authority)							
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input type="checkbox"/> is required to sign this document and return _____ copies to the issuing office.							
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)							
Amendment 3, Facilities Maintenance Services at the Denver TRACON/ATCT/BB Denver, CO.							
(See Page 2 for details)							
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.							
15A. NAME AND TITLE OF SIGNER (Type or print)				16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)			
				ERLINDA WILLIAMS			
15B. CONTRACTOR/OFFEROR		15C. DATE SIGNED		16B. UNITED STATES OF AMERICA		16C. DATE SIGNED	
_____ (Signature of person authorized to sign)				BY _____ (Signature of Contracting Officer)			

PROJECT: Facilities Maintenance for the Denver, CO – TRACON/ATCT/BB
RFO NO: DTFANM-11-R-00002
AMENDMENT NO. 0003

AMENDMENT NO. 0003 IS HEREBY INCORPORATED INTO SOLICITATION NO. DTFANM-11-R-00002 FOR THE FOLLOWING CHANGES:

1. PART I SECTION B – SUPPLIES/SERVICES & PRICE/COST is revised. Remove and replace with the Revision Dated 10/18/2010. (See Attachment #1)

Revisions to Section B:

- Deletes CLIN for Mail and Collection and Distribution. This solicitation does not require mail services.
- Renumbered all CLINs 0001 – 0003 and CLINs 0004 – 0006.

2. Receipt of offers **is extended** from: October 26, 2010 at 2:00 p.m. Pacific Daylight Time, TO: October 28, 2010, at 2:00 p.m. Pacific Daylight Time.

3. Publicize the Site Visit Attendance roster to promote subcontracting and facilitate competition. (See Attachment #2)

4. Answers to questions submitted by vendors. (See Attachment #3)

5. PART IV- SECTION M – EVALUATION FACTORS FOR AWARD is revised. Remove and replace with Revision Dated 10/18/2010. (See Attachment #4)

Revised M2. Evaluation Factors for Award.

Acknowledgment of Amendment 0003 is required. See Item 11 of Amendment 0003 for instructions.

PART I - SECTION B
SUPPLIES/SERVICES & PRICE/COST

B001. PRICES/COSTS: Furnish all labor, material, transportation, insurance, notifications, licenses, permits, fees, supervision, equipment and supplies for facility management, maintenance and operation of building systems and equipment at the Federal Aviation Administration TERMINAL RADAR APPROACH CONTROL CENTER (TRACON) and CAFE, AIR TRAFFIC CONTROL TOWER (ATCT), AND BASE BUILDING (BB), located in Denver, CO, in accordance with the specifications, terms, frequency schedules, wage rates, and contract clauses.

TRANSITION PERIOD
(January 24-31, 2011)

<u>CLIN</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
0001	Operation & Preventive Maintenance (Excluding Café)	7	Day	\$ _____	\$ _____
0002	Janitorial	7	Day	\$ _____	\$ _____
0003	Operation & Preventive Maintenance (Café Only)	7	Day	\$ _____	\$ _____

TRANSITION PERIOD SUBTOTAL: \$ _____

***SCHEDULE A**
BASE PERIOD: FEBRUARY 1, 2011 TO SEPTEMBER 30, 2011

<u>CLIN</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
0001	Operation & Preventive Maintenance (Excluding Café)	8	MO	\$ _____	\$ _____
0002	Janitorial	8	MO	\$ _____	\$ _____
0003	Operation & Preventive Maintenance (Café Only)	8	MO	\$ _____	\$ _____

TRANSITION PERIOD SUBTOTAL: \$ _____

0004	Unscheduled Maintenance & Repair (0600 hrs to 1800 hrs)	EST 275	HRS	\$ _____	\$ _____
0005	Unscheduled Maintenance & Repair (1800 hrs to 0600 hrs)	EST 75	HRS	\$ _____	\$ _____
0006	Replacement Parts Percentage Markup				% _____

OPTION YEAR 1: OCTOBER 1, 2011 TO SEPTEMBER 30, 2012

<u>CLIN</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
0001	Operation & Preventive Maintenance (Excluding Café)	12	MO	\$ _____	\$ _____
0002	Janitorial	12	MO	\$ _____	\$ _____
0003	Operation & Preventive Maintenance (Café Only)	12	MO	\$ _____	\$ _____

SUB TOTAL FOR OPTION 1: \$ _____

0004	Unscheduled Maintenance & Repair (0600 hrs to 1800 hrs)	EST 275	HRS	\$ _____	\$ _____
0005	Unscheduled Maintenance & Repair (1800 hrs to 0600 hrs)	EST 75	HRS	\$ _____	\$ _____
0006	Replacement Parts Percentage Markup				% _____

OPTION YEAR 2: OCTOBER 1, 2012 TO SEPTEMBER 30, 2013

<u>CLIN</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
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0001	Operation & Preventive Maintenance (Excluding Café)	12	MO	\$ _____	\$ _____
0002	Janitorial	12	MO	\$ _____	\$ _____
0003	Operation & Preventive Maintenance (Café Only)	12	MO	\$ _____	\$ _____

SUB TOTAL FOR OPTION 2:

\$ _____

0004	Unscheduled Maintenance & Repair (0600 hrs to 1800 hrs)	EST 275	HRS	\$ _____	\$ _____
0005	Unscheduled Maintenance & Repair (1800 hrs to 0600 hrs)	EST 75	HRS	\$ _____	\$ _____
0006	Replacement Parts Percentage Markup				% _____

OPTION YEAR 3: OCTOBER 1, 2013 TO SEPTEMBER 30, 2014

<u>CLIN</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
0001	Operation & Preventive Maintenance (Excluding Café)	12	MO	\$ _____	\$ _____
0002	Janitorial	12	MO	\$ _____	\$ _____
0003	Operation & Preventive Maintenance (Café Only)	12	MO	\$ _____	\$ _____

SUB TOTAL FOR OPTION 3:

\$ _____

0004	Unscheduled Maintenance & Repair (0600 hrs to 1800 hrs)	EST 275	HRS	\$ _____	\$ _____
0005	Unscheduled Maintenance & Repair (1800 hrs to 0600 hrs)	EST 75	HRS	\$ _____	\$ _____

0006 Replacement Parts Percentage Markup

% _____

OPTION YEAR 4: OCTOBER 1, 2014 TO SEPTEMBER 30, 2015

<u>CLIN</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
0001	Operation & Preventive Maintenance (Excluding Café)	12	MO	\$ _____	\$ _____
0002	Janitorial	12	MO	\$ _____	\$ _____
0003	Operation & Preventive Maintenance (Café Only)	12	MO	\$ _____	\$ _____

SUB TOTAL FOR OPTION 4:

\$ _____

0004	Unscheduled Maintenance & Repair (0600 hrs to 1800 hrs)	EST 275	HRS	\$ _____	\$ _____
0005	Unscheduled Maintenance & Repair (1800 hrs to 0600 hrs)	EST 75	HRS	\$ _____	\$ _____
0006	Replacement Parts Percentage Markup				% _____

NOTE: For ALL LINE ITEMS 0004, 0005, and 0006 LISTED ABOVE: HOURLY RATES/PRICES MUST INCLUDE WAGES, OVERHEAD, GENERAL AND ADMINISTRATIVE EXPENSES AND PROFIT.

PLEASE NOTE:

***SCHEDULE A:** (a) Hourly Rate includes direct, indirect, fringe benefits, G&A expenses, overhead and profit. (b) Payment for CLINs 0001, 0002, and 0003 will be made in accordance with AMS 3.3.1-1, Payments. (c) Payments for CLINs 0004, 0005 and 0006 will be made in accordance with AMS 3.3.1-5, Payments under Time-and-Materials and Labor-Hour Contracts.

The offered price shall encompass all costs related to (a) direct and indirect labor, fringe benefits, overhead, G&A expenses, profit, material, equipment, other direct cost, insurances, freight, handling, transportation, inspection, testing, operation and maintenance manuals, bonds, etc., (b) federal, state, and local taxes, (c) all applicable fees permits, licenses, and (d) any miscellaneous charges.

B002. Solicitation Questions: All contractors proposing this project desiring an interpretation or clarification of the specifications, drawings, contract terms and conditions, etc., must make the request by e-mail to **Erlinda Williams, Contracting Officer**, at: linda.c.williams@faa.gov. Telephone questions will not be accepted. The requestor shall

provide a company name, point-of-contact name, address and telephone number; as well as a return e-mail address. The Contracting Officer is the only person authorized to make clarifications, interpretations, or changes to this solicitation.

ALL QUESTIONS ARE DUE by: **OCTOBER 18TH, 2010** at 2:00 PM Pacific Time.

B003. MANDATORY SITE VISIT: There is a mandatory site visit on **OCTOBER 6TH, 2010, at 9:00 am (MST)**. All contractors will meet at the FAA Technical Operations Center Building. (See Section L)

a. The meeting point for the site visit is:

FAA Technical Operations Center (TOC)
26805 East 68th Avenue
Denver, CO 80249-6360

b. To attend the site visit, advance notice by e-mail is required by **October 5th, 2010 at 2:00 PM Pacific Time** to the FAA Point of Contact identified below. You are required to provide your company representative's name and drivers license number.

FAA Point of Contact: Erlinda Williams linda.c.williams@faa.gov (425) 227-2057

c. The FAA facility escort has been instructed not to answer any questions about the project during the site visit, please do not ask them any. All questions from the site visit must be submitted in writing according to the RFO's instructions in Section B, Clause B002 Solicitation Questions (above). All contractors must be on time to the site visit. Late arrivals will not be accepted to the site visit after 9am. No exceptions.

B004. Tiered Evaluation. A tiered evaluation of offers will be used in source selection for this contract, and offers from other-than small business concerns will only be considered after the determination that an insufficient number of offers from responsible small business concerns were received (see Part IV, Section M for details).

B005. Small Business. Small businesses competing for this acquisition shall certify their status on the Business Declaration form inserted following Part IV, Section K. The applicable North American Industry Classification System (NAICS) code for this acquisition is 561210, Facilities Support Services, Standard Size is \$35.5 million.

B006. INSURANCE REQUIREMENTS:

1) Worker's Compensation and Employer's Liability. The contractor shall comply with applicable Federal and State workers' compensation and occupational disease statutes. The contractor shall maintain employer's liability coverage of at least \$100,000, except in States with exclusive or monopolistic funds that do not permit worker's compensation to be written by private carriers.

(2) General Liability. The contractor shall maintain bodily injury general liability insurance written on a comprehensive form of policy of at least **\$500,000*** per person and combined single limit of **\$1,000,000**.

(3) Automobile Liability. If automobiles will be used in connection with performance of this contract, the contractor shall maintain automobile liability insurance written on a comprehensive form of policy with coverage of a combined single limit of **\$1,000,000**.

B007. To be considered for award of this project, the contractor must be currently registered in the Central Contractor Registration (CCR) database (website: www.ccr.gov).

B008. This notice is for informational purposes for Minority, Women-Owned and Disadvantaged Business Enterprises: The Department of Transportation (DOT), Office of Small and Disadvantaged Business Utilization, has a program to assist small businesses, small businesses owned and controlled by a socially and economically disadvantaged individuals, and women-owned concerns to acquire short-term working capital assistance for transportation-related contracts. Loans

are available under the DOT Short Term Lending Program (STLP) at prime interest rates to provide accounts receivable financing. The maximum line of credit is \$750,000. For further information and applicable forms concerning the STLP, call the OSDBU at (800) 532-1169."

PROPOSALS ARE DUE NO LATER THAN, **October 28, 2010 @ 2:00 p.m. PACIFIC DAYLIGHT TIME.**
THIS IS A REQUEST FOR OFFERS, THUS NO FORMAL BID OPENING WILL OCCUR AND RESULTS WILL NOT BE AVAILABLE.

SEVICE CONTRACT WAGE RATES APPLY
OFFERS SHALL INCLUDE ALL APPLICABLE STATE AND LOCAL TAXES

SUBMIT OFFERS TO: SEE SECTION "L"

**SIGN-IN SHEET
SITE VISIT ATTENDANCE ROSTER**

RFO #DTFANM-11-R-00002

October 6, 2010

**DENVER ATCT/BB & TRACON/Café FACILITIES MANAGEMENT
DENVER, CO**

Name	Representing	Email Address	Phone/Fax No.
Rick Silva	FAA	RICHARD.SILVA@FAA.GOV	303342-1405
David Tolman	DCT	david@dctincorporated.com	918 426-5902
John Simpson	AHTN	jsimpson@AHTN.GOV	(907)646-2967
ED CHRISTENSEN	AHTN	ECHRISTENSEN@AHTN.GOV	907-3513250
Anthony Valdez	TLCI	anthonyv@tci-team.com	(719)268-2953
Levi Robinson	ATL	LROBINSON@ATLINC-9A.COM	4045474985
James McPhail	UCS	james.mcphail@deniguel.com	678-985-9072
Jacki Johnson	Excel Mech.	jjohnson@excelmachsys.com	317-788-3321 P: 303-789-3321 F: 303-781-7159
DAN WINKLER	EXCEL MECHANICAL SYSTEMS	dwinkler@excelmachsys.com	
Michael Petsch	Delta	michaelpetsch@msn.com	303-513-5062
William Wright	DCT	William.CTR.WRIGHT@FAA.GOV	303-342-1339
Cheryl Bernardi	DCT	cheryl@dctincorporated.com	918-426-5902

ANSWERS TO QUESTIONS:

1. Would the Government provide a list of equipment to be maintained? (i.e. makes, models and quantities of all HVAC equipment; All plumbing equipment, electrical switch gear, etc.)

Answer: Equipment list is not available at this time. HVAC and switch gear equipment isn't applicable to this SOW.

2. Would the Government provide personnel population by building?

Answer: NO

3. Performance Work Statement. Paragraph 34, Repairs; Question: Would the Government provide historical quantities of work orders by type?

Answer: NO

4. Provide a floor plan of the facilities.

Answer: Not available.

5. Who is the incumbent and what is current annual price?

Answer: DCT, Inc is the incumbent. Annual price: \$1,200,000. Contractors need to base their pricing on the current scope of work in the Request for Offer.

6. What is the square footage by type of flooring (Carpet, VCT, Concrete, etc.) for each of the facilities?

Answer: ESTIMATES ARE AS FOLLOWS, TRACON AND ENGINE GENERATOR BUILDING (approximately 64,000 sq ft) - E/G Building 1,700 sq ft concrete, ENV Wing 7,384 concrete, cafe 3,600 VCT, Admin Wing 1 st floor and 2nd floor 28,116 sq ft, primarily carpet, rest-rooms tile, mop closets concrete, 1 st floor stone 1,000 sq ft, loading dock 1,400 concrete, Observation Galley 1,400 sq ft carpet, Admin Wing Penthouse 3,000 sq ft concrete, Cafe Penthouse 1,600 sq ft concrete. ATCT BUILDING (11,740 sq ft approximately) - Stair well 2,503 sq ft, concrete floor 7,600 sq ft, carpet 1,900 sq ft, BASE BUILDING (approximately 21,000 sq ft) - carpet 12,000 sq ft, concrete 4,259 sq ft, VCT 1,400, floor tile 1,200

7. Are contractors responsible for providing Dumpster and Removal services for Trash and Recyclables?

Answer: Waste Management Company PICKS UP TRASH at DUMPSTER, Recycle material taken to primary collection point for pick up via a contractor.

8. What are the specific tasks and frequencies related to Mail Collection and Distribution? Is this service applicable for all facilities including the Base Building and ATCT?

Answer: Amendment 0003 deletes the requirement for the Mail Collection and Distribution from Schedule B. There is no mail service required under this solicitation.

9. Is it required to have a professional subcontractor to perform Grease Trap services?

Answer: Yes and this documentation must be submitted to the City and County of Denver Environmental Services each and every time the grease trap is pumped

10. Are the Elevator, Fire Protection System and Pest Control services contracted by the FAA or the Facilities Maintenance contractor?

ATTACHMENT #3

Answer: It will be the contractor's responsibility to check functionality of these units, but not the maintenance. Should any of these items fail it will be the contractor's responsibility to contact the service provider along with escort services for routine maintenance and emergency after hours as needed. FAA will maintain separate contacts for each of these services.

11. In the Technical Exhibits there is no mention of air handling equipment, filters, belts, chillers, boilers, pumps, or control systems to be maintained. Is the HVAC equipment excluded? .

Answer: The HVAC equipment is maintained by FAA

12. Will the Chillers need to be "Manned" by the Contractor?

Answer: Chillers will NOT be "Manned" by the contractor. Chilled water/distribution is maintained by the FAA

13. Please clarify if the contractor is responsible for entering into subcontracts for Elevator, Fire Protection, Pest Control, etc.

Answer: Contractor is not responsible for entering into subcontract for elevators, fire protection, or pest control.

14. What is the dollar limit the contractor will be responsible for when performing repairs of equipment?

Answer: Contractor will submit repairs/discrepancies to FAA and amount. Contractor will obtain 3 quotes if repair is over \$1,000 and submit to FAA. FAA will prioritize repair for completion and payment.

15. We understand the new chillers and cooling towers at the TRACON does not require chemical treatment because of the new Dolphin System that was installed. Does the Dolphin system produce any hazardous / toxic waste?

Answer: NO hazardous / toxic waste. Will the contractor be responsible for installing new equipment for chemical water treatment in the TRACON and in the Base Building once the new chillers and cooling towers are installed there in the near future? FAA will maintain ONLY all NEW Dolphin Water Treatment Systems.

16. What is the length of warranty for the new chillers and cooling towers and what will the installing company be responsible for?

Answer: FAA will maintain new chillers and cooling towers.

17. Confined spaces have been created at the TRACON and ATCT. Will the FAA provide all necessary training, equipment/ Personal Protection Equipment (PPE) for contractor use or is that the responsibility of the contractor?

Answer: Contractor must have their own PPE, training, and necessary equipment for all portions of this contract. FAA will not supply materials or safety training.

18. The flag pole at the guard house actually belongs to the TRACON but has been listed for the TOC in addition to the TRACON. Who will be responsible for the maintenance on the flagpole?

Answer: TRACON is responsible for flagpole.

19. Will there be an opportunity to list all current discrepancies with buildings, equipment, systems, etc? Will the government reimburse the contractor for these replacement/repair costs?

Answer: Contractor will submit listing of discrepancies and dollar amount; Contractor will obtain 3 quotes and provide to FAA; FAA will prioritize items for completion and payment.

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20. Has the food service equipment i.e. kitchen equipment located in the TRACON been on a scheduled maintenance program? At the start of the contract will the contractor be given the opportunity to identify repair discrepancies with this equipment to be reimbursed for initial repairs?

Answer: No previous scheduled maintenance program. Contractor will submit listing of discrepancies and dollar amounts; Contractor will obtain 3 quotes and provide to FAA; FAA will prioritize items for completion and payment.

21. Will the FAA supply spare carpet tiles and acoustical tiles as GFM?

Answer: See 47.0 CARPET TILES are the only item identified, NOT Ceiling tiles. UPON exhaustion of GFM, vendor will provide carpet tiles.

22. In Operations and Preventive Maintenance are parking lots semi-annual? Inspect and submit condition report to COR. But in the performance work statement 46.0 Parking Lot: Note this task is NOT in the scope of this Performance Work Statement please explain what the contractor is responsible for.

Answer: Contractor is not responsible for the Parking lot.

23. Annuals for Fire Alarm Systems Simplex 4100 at TRACON and new system currently under construction at the ATCT /BASE BUILDINGS = SIEMENS. Is the contractor responsible for these systems?

Answer: NO. Contractor is not required to provide maintenance services for these systems. Contractor will serve as the escort as needed for these activities to be performed.

24. Will vendors / contractors (elevator, pest control, fire alarm, etc) have their own means of access /driving privileges at / for the DIA or will they be escorted by the FAA?

Answer: Contractor must obtain their own driving privileges. NO FAA ESCORT.

25. Will each individual floor of the ATCT be utilized for storage rooms, equipment rooms or offices now that the tower is under construction with sprinklers, fire alarms, etc. that will make them inhabitable?

Answer: NO.

26. Exhaust hood remove all grease (quarterly) from front and rear stove hoods and the dishwasher hood. Will the kitchen personnel be responsible for any type cleaning? What will the successful contractor be responsible for as far as café cleaning?

Answer: No, kitchen personnel will not be responsible for any type of cleaning. Contractor has 100% of this responsibility to remove all grease (quarterly) from front and rear stove hoods and the dishwasher hood. This also included Cafe Hood Fire Suppression.

27. Refuse removal not in the scope but solid waste / garbage is in the performance work statement. 20.4 states Solid Waste Disposal: The contractor shall dispose of all solid wastes, garbage and refuse at an off site solid waste disposal facility possessing the appropriate City and County Certificate of Designation. Does this mean the successful contractor will be responsible for refuse removal or is the government going to provide refuse removal for waste collected by the janitorial staff at the facility?

Answer: CCD reference Grease Trap Pumping for the TRACON cafe

28. Is it the intent of the government to contract directly with a security system maintenance company covering the entire scope / duration of the operations and maintenance contract?

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Answer: The government will contract directly for security repairs but the contractor SHALL provide escort and security as directed by the COTR 24/7.

29. Will the successful contractor be required to take the fire system(s) off line for facilities maintenance requirements or perform basic trouble-shooting / diagnosis or contact the fire alarm maintenance contractor for all fire associated system issues?

Answer: YES

30. Currently there are a large number of used lamps / light bulbs that require disposal and or recycling. Will these be disposed of before the onset of the new contract? Does the FAA have a recycle vendor?

Answer: No, FAA does not have a recycle vendor for lamps/light bulbs. The new contractor will dispose of the existing lamps / bulbs AND will have in place a program for the future disposal and recycling / disposal of lamps / bulbs.

31. Who provides the funds for the postage meter; purchases ink cartridges, cleaning kits, certified labels etc?

Answer: The FAA pays for the POSTAGE METERING and Maintenance.

32. Who maintains the cost of maintenance and calibration for the x-ray machines? Who provides training and repair cost for the x-ray machine?

Answer: FAA

33. If there is notification to the COTR for items over \$1,000.00, does this mean no notification for items under \$1,000.00? Is the contractor responsible for repairs under \$1,000.00? Does this include materials and labor or just materials?

Answer: Repairs over \$1,000 require the contractor to obtain 3 quotes. Contractor is not responsible for repairs under \$1,000. Repairs required for other than normal routine maintenance will include materials and labor. COTR must be notified and approve all repairs.

34. Will the successful contractor be responsible for parking lot sweeping?

Answer: No

35. Will we be able to utilize government vehicles to travel from the TRACON to the ATCT?

Answer: No

36. Will the successful contractor be responsible for the annual and five year certifications on elevators?

Answer: YES

37. Will the successful contractor be responsible for the annual certification on fire alarm systems?

Answer: YES

38. Window cleaning in/out quarterly on TRACON, Base Building. This may prove difficult during the winter months. Please provide the frequency for window cleaning for winter months?

Answer: Window cleaning will occur quarterly

39. Will the contractor be responsible for locksmith services?

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Answer: Best Locking Systems completes the manufacturing of keys/cores, and installation of handsets, crash bars, etc, this becomes a billable item to the FAA. The contractor will be responsible for coordinating these activities and serving as an escort to the Best Lock technician.

40. Is there currently a Building Automation System (BAS) or energy management control system (EMCS) installed at the TRACON? Will the contractor be responsible for these systems?

Answer: FAA maintains.

PART IV - SECTION M

EVALUATION FACTORS FOR AWARD

3.1-1 Clauses and Provisions Incorporated by reference (December 2005)

This screening information request (SIR) or contract, as applicable, incorporates by reference the provisions or clauses listed below with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make the full text available, or offerors and contractors may obtain the full text via Internet at: <http://conwrite.faa.gov> (on this web page, select "Search and View Clauses").

3.2.4-31 Evaluation of Options (April 1996)

3.6.1-10 Evaluation of Contractor Participation in the FAA Mentor Protégé Program (January 1999)

M1. Tiered Evaluation of Proposals: A tiered evaluation of offers will be used in this source selection. The FAA will evaluate a single tier of offers according to the order of precedence specified in this SIR. Offers from other than small business concerns will only be considered after the determination that an insufficient number of offers from responsible, small business concerns were received. At least two qualified offers in a given tier are required in order to consider an award. If no award can be made at the first tier, the evaluation will proceed to the next higher lettered tier until award can be made. All responsible, competitive offers in a single tier will be considered equally for award. The tiered order of precedence for considering offers is (from first to last):

a) Socially and economically disadvantaged businesses (SEDB) expressly certified by the Small Business Administration (SBA) for participation in the SBA's 8(a) program; Service-disabled veteran owned small business (SDVOSB) (ref. Part II, Section I, clause **3.6.1-8 Notice of Competition Limited to Eligible SEDB 8(a) Concerns**)

a) Small businesses and responsible, qualified, competitive offers from previous tiers (ref. Part II, Section I, clause **3.6.1-1 Notice of Total Small Business Set-Aside**).

b) Other-than small businesses and responsible, qualified, competitive offers from previous tiers (there is no set-aside clause for this business type).

M2. EVALUATION FACTORS FOR AWARD

Prospective offerors are required to submit business and technical proposals as discussed herein. The Government will make award at the discretion of the source selection official to the responsible offeror whose proposal conforms to the solicitation terms and conditions, and represents the greatest value or "best buy" to the Government under the tiered evaluation scheme. The Government reserves the right to award on initial offers without discussions or to conduct one-on-one discussions, at the option of the Government, with one or more offerors, as determined necessary by the Contracting Officer, to clarify statements, resolve issues and omissions, etc. The Government may reject any and all proposals and waive informalities or irregularities in proposals. The Government is seeking the best combination of technical attributes and price, and will consider strengths and weaknesses of the various "acceptable" technical proposals, based upon responses to this RFO. Thus, a contractor with a stronger technical proposal and higher price may be awarded the contract over a contractor with a weaker technical proposal and lower price. Therefore, award may be made to other than lowest priced offer based on the criteria listed in Section L above. As technical evaluations are closed in rank, the more important price becomes. Proposals will be technically evaluated as either "acceptable" or "not acceptable" on the basis of the following criteria.

Technical Evaluation Criteria (details in L1, above):

- a) Past Experience – Prime and Subcontractor
- b) Past Performance – Prime and Subcontractor

- c) Qualifications of Key Personnel
- d) Management Approach, Abilities, and Resources
- e) Financial Resources and Capability

A rating of unacceptable in any of these categories renders the proposal ineligible for award.

The Government reserves the right to reject any or all offers, and to waive minor irregularities and discrepancies in offers received, and to make an award based on initial offers submitted without negotiating and without soliciting best and final offers.

M3. PROPOSAL CONTENT

A prospective offeror must submit complete business and technical proposals, which will encompass, but is not limited to, the content specified herein. All business and technical proposal areas must be fully addressed. The offeror should ensure (1) that the submissions required are complete and accurate and (2) that the proposal presents the best pricing available.

Past Experience

Past experience performing similar work includes, but is not limited to: (1) work with a similar degree of complexity; (2) successful work performing management and maintenance of building systems, janitorial, and mail distribution comparable to that described in the Scope of Work/Specifications included in Section C of this solicitation, (to include maintenance of air handlers, HVAC systems, Climate Control Monitoring Systems, cooling towers, chillers, boilers, etc.) (3) Contracts listed must include at least one entered into by the federal government

A negative response is required in the event of no experience for a particular area, or for any item that is not applicable. Any omission or partial and vague responses may lead to the rejection of the offeror's proposal without discussions with the offeror. The Government reserves the right to use and evaluate any and all available information pertinent to any offeror and its subcontractors, in addition to the data incorporated in the submitted business and technical proposals, and which may be related to performance periods beyond the last five (5) years.

Past Performance

Successful past performance will be evaluated based upon input received from offeror's clients. Contracting Officer must receive at least (3) of the attached customer satisfaction survey (CSS's) completed and returned to this office c/o Erlinda Williams by a third party reference. At least one of the CSS must be from a Federal Agency. The offeror's past performance will be evaluated on the basis of information furnished by the offerors customers on contracts including current contracts similar in size, scope of work set forth in the respective Scope of Work/Specifications. References other than those identified by the offeror and other sources of information may also be used by the Government in evaluating the criterion. Past performance sub-factors are: customer satisfaction, quality, timeliness, responsiveness, subcontracts and management, and cost control.

Qualifications of Key Personnel

Identify key personnel assigned to this project. Provide resume information including pertinent data related to years of experience, employment history, education, training, accomplishments, licenses, certificates, etc. Offeror will be evaluated on the degree to which they demonstrate the key personnel qualifications including: educational backgrounds, credentials, and work-related experience which meet the requirements contained in the SOW for building systems.

Management Approach, Abilities, and Resources

Be specific and provide details to clearly support expertise and capability in each of the following areas:

Ability to schedule and monitor performance
Expertise and approach of quality control program (include examples)
Availability of manpower and resources
Contract Management philosophy and problem solving methods (give examples)
Management and coordination experience with sub-contractors
Any other relevant information

Financial Resources and Responsibility

Submit copies of complete set of financial statements (i.e. balance sheet, income and cash flow statement) related to the last completed accounting period, including an inclusive CPA's audit opinion (if applicable), an interim year if available;
Full disclosure for any claims, resolved or unresolved or pending litigation actions; Bank References and lines of credit; and any other relevant information.

M4. CONSIDERATION OF PRICE EVALUATION

The offeror shall submit pricing information as prescribed in PART I - SECTION B of the Request for Offers. The Technical Evaluation Criteria elements are significantly more important than the Price Evaluation Criteria elements. Thus, a contractor with a stronger technical proposal and higher price may be awarded the contract over a contractor with a weaker technical proposal and lower price.

Each offeror is required to provide a price for each contract line item (CLIN). Failure to comply may result in the rejection of the subject offer. A single award shall be made. There shall be no split award. In the event that the CLIN price for any line item is materially unbalanced, the entire offer may be rejected without discussion with the offeror.

In the event of any disparity between the CLIN price and the total offered price, the CLIN price shall be deemed correct, and the total offered amount shall be revised accordingly, unless available information indicates otherwise.

Proposals which are unreasonably low may be eliminated on the grounds of the offeror's failure to understand contract requirements.